

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Staff Use Only

Date Received: _____
Date Accepted: _____
Planning District: _____
Special Area: _____

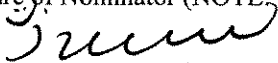
SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Jayjeev Hada, Department of Planning and Zoning Daytime Phone: 703 324 1353

Address: 12055 Government Center Parkway, Ste 730, Fairfax, VA 22035

Nominator E-mail Address: Jayjeev.Hada@fairfaxcounty.gov

Signature of Nominator (NOTE: There can be only one nominator per nomination):

_____ 

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

NA

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
Authorized Employee

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☐ Braddock ☒ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: NA

Total aggregate size of all nominated parcels (in acres and square feet): NAsq. ft. NAacres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

Refer Attachment I.

Current Plan Map Designation: NA

Proposed Comprehensive Plan Designation: Refer Attachment I.

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☒ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office

Government Center Building, Suite 330

12000 Government Center Parkway

Fairfax, Virginia 22035-5505

APR# 05-CW-1ED

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Sections 4 and 6: Current and Proposed Comprehensive Plan Designations and Justification

General Editorial Corrections (Map 1)

1. **Current Plan:** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, Overview, Page 3:

....“The Concept envisions five Community Business Centers along the Richmond Highway Corridor: North Gateway, Penn Daw, Beacon/Groveton, Hybla Valley/Gum Springs and Woodlawn areas of Richmond Highway.”...

Proposed Plan:“The Concept envisions ~~five~~ six Community Business Centers along the Richmond Highway Corridor: North Gateway, Penn Daw, Beacon/Groveton, Hybla Valley/Gum Springs, South County Center and Woodlawn areas of Richmond Highway.”...

Justification: The Richmond Highway Corridor section of the Comprehensive Plan was the subject of a special study in the year 1999. Several Out-of-Turn Plan Amendments (OTPA) and other amendments as a result of the 2002 Area Plan Review (APR) process have been adopted since then. A major change during the 2002 APR process was the addition of the South County Center Community Business Center (CBC). An overall editorial update is needed to revise descriptive statements in the Richmond Highway Corridor and the Mount Vernon Planning District sections of the Comprehensive Plan.

2. **Current Plan:** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, Richmond Highway Corridor Area, Character, Page 20:

....“ Several community and neighborhood shopping centers located along the corridor provide visual relief from the uncoordinated, strip-commercial appearance and form the basis for four of the five Community Business Centers (CBC) along the corridor.”...

Proposed Plan:“Several community and neighborhood shopping centers located along the corridor provide visual relief from the uncoordinated, strip-commercial appearance and form the basis for four of the six ~~five~~ Community Business Centers (CBC) along the corridor.”...

Justification: The Richmond Highway Corridor section of the Comprehensive Plan was the subject of a special study in the year 1999. Several Out-of-Turn Plan Amendments (OTPA) and other amendments as a result of the 2002 Area Plan Review (APR) process have been adopted since then. A major change during the

2002 APR process was the addition of the South County Center Community Business Center (CBC). An overall editorial update is needed to revise descriptive statements in the Richmond Highway Corridor and the Mount Vernon Planning District sections of the Comprehensive Plan.

- 3. Current Plan:** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, Richmond Highway Corridor Area, Concept for Future Development, Page 21:

....“The Richmond Highway Corridor is envisioned to contain five Community Business Centers which provide community-serving retail, residential, and mixed uses as well as serving as focal points in the corridor. From north to south, the Community Business Centers are: North Gateway, Penn Daw, Beacon/Groveton, Hybla Valley/Gum Springs, and Woodlawn.”...

Proposed Plan:“The Richmond Highway Corridor is envisioned to contain ~~five~~ six Community Business Centers which provide community-serving retail, residential, and mixed uses as well as serving as focal points in the corridor. From north to south, the Community Business Centers are: North Gateway, Penn Daw, Beacon/Groveton, Hybla Valley/Gum Springs, South County Center, and Woodlawn.”...

Justification: The Richmond Highway Corridor section of the Comprehensive Plan was the subject of a special study in the year 1999. Several Out-of-Turn Plan Amendments (OTPA) and other amendments as a result of the 2002 Area Plan Review (APR) process have been adopted since then. A major change during the 2002 APR process was the addition of the South County Center Community Business Center (CBC). An overall editorial update is needed to revise descriptive statements in the Richmond Highway Corridor and the Mount Vernon Planning District sections of the Comprehensive Plan.

- 4. Current Plan:** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, Richmond Highway Corridor Area, Planning Objectives for the Richmond Highway Corridor, Land Use, Page 21:

....“Plan for quality development, which may include office, retail, residential, mixed-use and institutional uses in five Community Business Centers along Richmond Highway: North Gateway, Penn Daw, Beacon/Groveton, Hybla Valley/Gum Springs and Woodlawn.”...

Proposed Plan:....“Plan for quality development, which may include office, retail, residential, mixed-use and institutional uses in ~~five~~ six Community Business Centers along Richmond Highway: North Gateway, Penn Daw, Beacon/Groveton, Hybla Valley/Gum Springs, South County Center, and Woodlawn.”...

Justification: The Richmond Highway Corridor section of the Comprehensive Plan was the subject of a special study in the year 1999. Several Out-of-Turn Plan Amendments (OTPA) and other amendments as a result of the 2002 Area Plan Review (APR) process have been adopted since then. A major change during the 2002 APR process was the addition of the South County Center Community Business Center (CBC). An overall editorial update is needed to revise descriptive statements in the Richmond Highway Corridor and the Mount Vernon Planning District sections of the Comprehensive Plan.

5. **Current Plan:** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, MV8-Woodlawn Community Planning Sector, Concept for Future Development, Page 157

....“The Concept for Future Development depicts the western portion of the Woodlawn Community Business Center located in this sector with the remainder of the sector recommended to develop as Suburban Neighborhoods.”...

Proposed Plan:“The Concept for Future Development depicts the western portion of the South County Center Community Business Center and the Woodlawn Community Business Center located in this sector with the remainder of the sector recommended to develop as Suburban Neighborhoods.”...

Justification: The Richmond Highway Corridor section of the Comprehensive Plan was the subject of a special study in the year 1999. Several Out-of-Turn Plan Amendments (OTPA) and other amendments as a result of the 2002 Area Plan Review (APR) process have been adopted since then. A major change during the 2002 APR process was the addition of the South County Center Community Business Center (CBC). An overall editorial update is needed to revise descriptive statements in the Richmond Highway Corridor and the Mount Vernon Planning District sections of the Comprehensive Plan.

6. **Current Plan:** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, Overview, Page 1:

....“Between 1970 and 1995, the population of the Mount Vernon Planning District increased from 76,774 in 1970 to 85,539 in 1995, an increase of about eleven percent. Residential growth will generally occur through the redevelopment of commercial uses to residential uses.”....

Proposed Plan:....“~~Between 1970 and 1995, the~~ The population of the Mount Vernon Planning District ~~increased from 76,774 in 1970 to 85,539 in 1995 was 85,539. an increase of about eleven percent. In 2004 it grew to 88,459.~~ Residential growth will generally occur through the redevelopment of commercial uses to residential uses.”....

Justification: This section of the Richmond Highway Corridor's Comprehensive Plan was last revised during the 1999 Special Study. The population of Mt. Vernon Planning District has increased by approximately three percent since then. This amendment would reflect the current population figure.

Site Specific Editorial Corrections

7. **Current Plan (Map 2):** Fairfax County Comprehensive Plan, Area IV, Mount Vernon Planning District, Richmond Highway Corridor Area, 2003 Edition, Amended through 4-25-2005, Beacon/Groveton Community Business Center, Page 34:

....“Beacon Mall is planned for office and retail uses with an option for a high intensity mixed-use redevelopment project for the entire mall site and the retail center located to the north of Beacon Mall. The Groveton Redevelopment site is planned for redevelopment to office space.”...

Proposed Plan:“Beacon Mall is planned for office and retail uses with an option for a high intensity mixed-use redevelopment project for the entire mall site and the retail center located to the north of Beacon Mall. The Groveton Redevelopment site is planned for redevelopment to office space with an option for high density residential use with office and support retail.”...

Justification: Land Unit D of the Beacon/Groveton Community Business Center was amended on December 2, 2004 to include an option to allow high density residential use with office and support retail. The introductory section of the Beacon/Groveton Community Business Center Plan should be updated to reflect this option. See Map 2.

8. **Current Plan (Map 3):** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, MV5-Groveton Community Planning Sector, Figure 50, Land Use Recommendations, General Locator Map, Page 135:

The boundary for Recommendation # 1 includes parcels that are in the Richmond Highway Corridor, Beacon/Groveton Community Business Center, Land Unit D and E. Recommendations for these land units are different and are shown in their respective sections of the Richmond Highway Corridor Plan.

Proposed Plan: Reconstruct the boundary for Recommendation #1 of MV5-Groveton Community planning Sector so that parcels in the Richmond Highway Corridor are excluded.

Justification: The General Locator Map boundary for Recommendation # 1 of MV5-Groveton Community Planning Sector includes parcels that are in the Richmond Highway Corridor, Beacon/Groveton Community Business Center, Land Unit D and E. Recommendations for these land units are different and are shown in their

respective sections of the Richmond Highway Corridor Plan. This amendment will modify the size and shape of the boundary so that the area recommended by Recommendation # 1 of the MV5-Groveton Community Planning Sector is appropriately reflected. See Map 2 and Map 3.

9. **Current Plan (Map 4):** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, MV7-Mount Vernon Community Planning Sector, Land Use Recommendations #1, Page 150:

...“1. Residential development at 2-3 dwelling units per acre is planned for parcels along both sides of Central Avenue, along Old Mount Vernon Road north of Riverside Elementary School and along the west side of Mount Vernon Highway between Parcel 101-4((1))18A and Parcel 101-2((1))29A. Only a short distance separates the properties from Richmond Highway. Consolidated access points and an interior street pattern which promotes clustering and buffers existing uses adjacent to the property should be provided.”...

Proposed Plan: The recommendation includes parcels which are in the Suburban Neighborhood Areas between Hybla Valley/Gum Springs Community Business Centers of the Richmond Highway Corridor. Modify Plan text to exclude parcels outside the Richmond Highway Corridor land units.

...“1. Residential development at 2-3 dwelling units per acre is planned for parcels ~~along both sides of Central Avenue, along Old Mount Vernon Road north of Riverside Elementary School and along the west side of Mount Vernon Highway between Parcel 101-4((1))18A and Parcel 101-2((1))29A. Only a short distance separates the properties from Richmond Highway~~ bounded by Mount Vee Manor subdivision, Reddick Avenue, George Washington Community Park, Riverside Elementary School, and Mount Vernon Highway. Consolidated access points and an interior street pattern which promotes clustering and buffers existing uses adjacent to the property should be provided.”...

Justification: The Comprehensive Plan for Suburban Neighborhood Area 5 between Hybla Valley/Gum Springs Community Business Centers was amended on June 7, 1999 (Amendment No. 95-45). As a result of the Special Study, Plan recommending single family detached units along Mount Vernon Highway was added. The text was added to emphasize the Plan reflected in the Mount Vernon Community Planning Sector MV7, Rec#1. After the Richmond Highway Corridor Plan was amended, revision of the MV7 Plan to remove parcels that are in the Richmond Highway Corridor was erroneously overlooked. The proposed amendment would fix the text for MV7 such that Richmond Highway Corridor parcels are not included. See Map 4.

10. **Current Plan (Map 5):** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, Richmond

...“5. This area extends south from the intersection of Richmond Highway and Mount Vernon Highway, and includes all the parcels bounded by these two highways, up to and including Tax Map 101-4((1))16A, 16B and 20 which are planned for residential use at 5-8 dwelling units per acre. If substantial consolidation of these parcels is achieved, residential use at 8-12 dwelling units per acre may be appropriate to provide a transition to the adjacent single-family dwellings. Density should be tapered from Richmond Highway to Mount Vernon Highway and development along Mount Vernon Highway should be limited to single family detached houses. Access points should be consolidated. Effective screening and buffering should be employed to provide a visual barrier between the existing residences and planned units as well as along Mount Vernon Highway. Existing retail, commercial uses on Parcels 34, 34A and 35A are appropriate to be retained up to .30 FAR. Parcel 36 is appropriate for retail use up to .35 FAR.”...

Proposed Plan: Add density range for the subject area fronting Mount Vernon Highway.

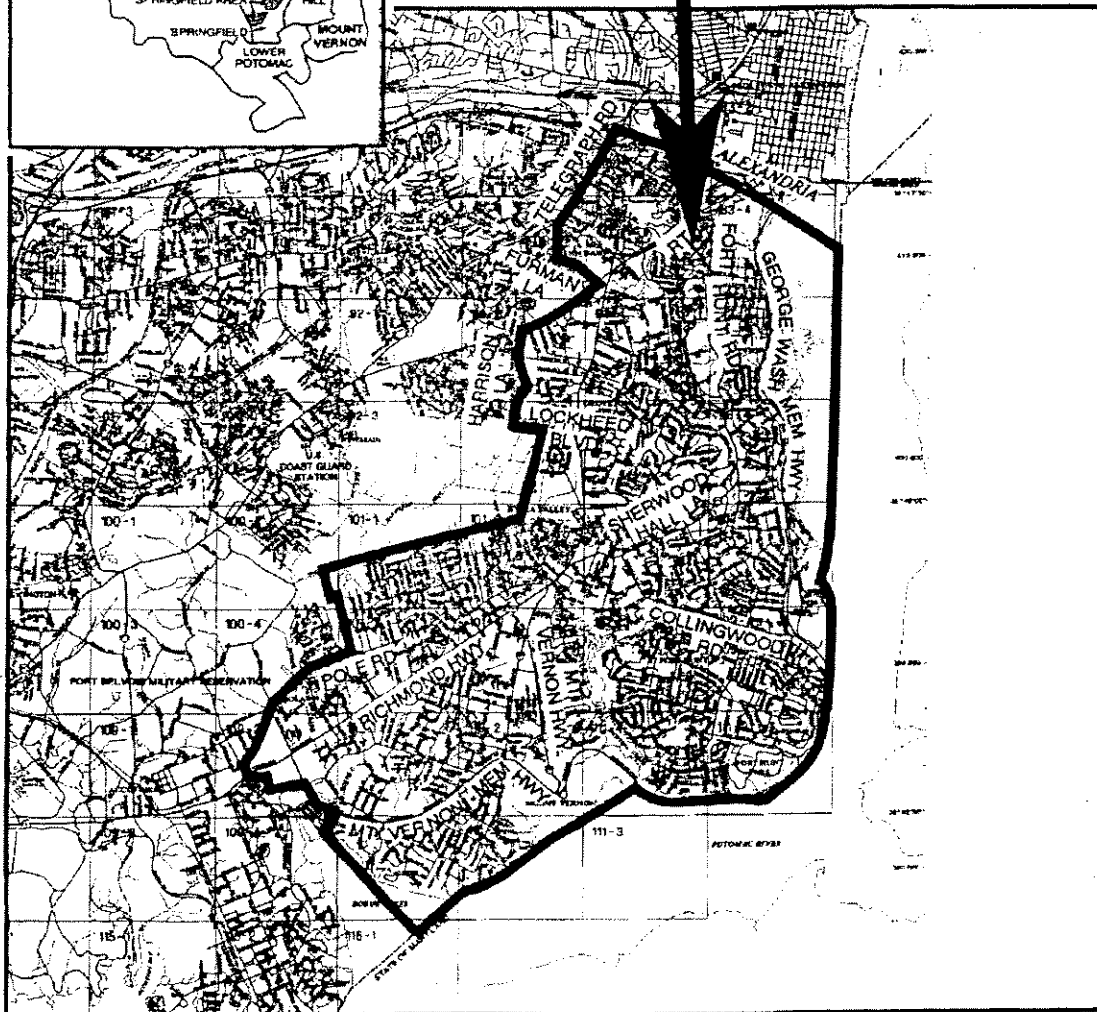
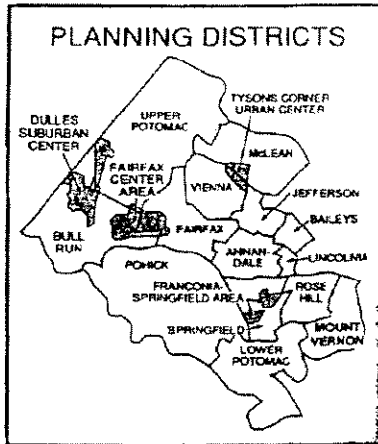
...“5. This area extends south from the intersection of Richmond Highway and Mount Vernon Highway, and includes all the parcels bounded by these two highways, up to and including Tax Map 101-4((1))16A, 16B and 20 which are planned for residential use at 5-8 dwelling units per acre. If substantial consolidation of these parcels is achieved, residential use at 8-12 dwelling units per acre may be appropriate to provide a transition to the adjacent single-family dwellings. Density should be tapered from Richmond Highway to Mount Vernon Highway and development along Mount Vernon Highway should be limited to single family detached houses at 2-3 dwelling units per acre. Access points should be consolidated. Effective screening and buffering should be employed to provide a visual barrier between the existing residences and planned units as well as along Mount Vernon Highway. Existing retail, commercial uses on Parcels 34, 34A and 35A are appropriate to be retained up to .30 FAR. Parcel 36 is appropriate for retail use up to .35 FAR.”...

Justification: The Comprehensive Plan for Suburban Neighborhood Area 5 between Hybla Valley/Gum Springs Community Business Centers was amended on June 7, 1999 (Amendment No. 95-45). As a result of the Special Study, Plan recommending single family detached units along Mount Vernon Highway was added. The text was added to emphasize the Plan reflected in the Mount Vernon Community Planning Sector MV7, Recommendation#1. The proposed amendment would reflect the appropriate Plan density of the subject parcels. See Maps 4 and Map 5.

MAP 1

General Editorial Corrections 1,2,3,4,5,6

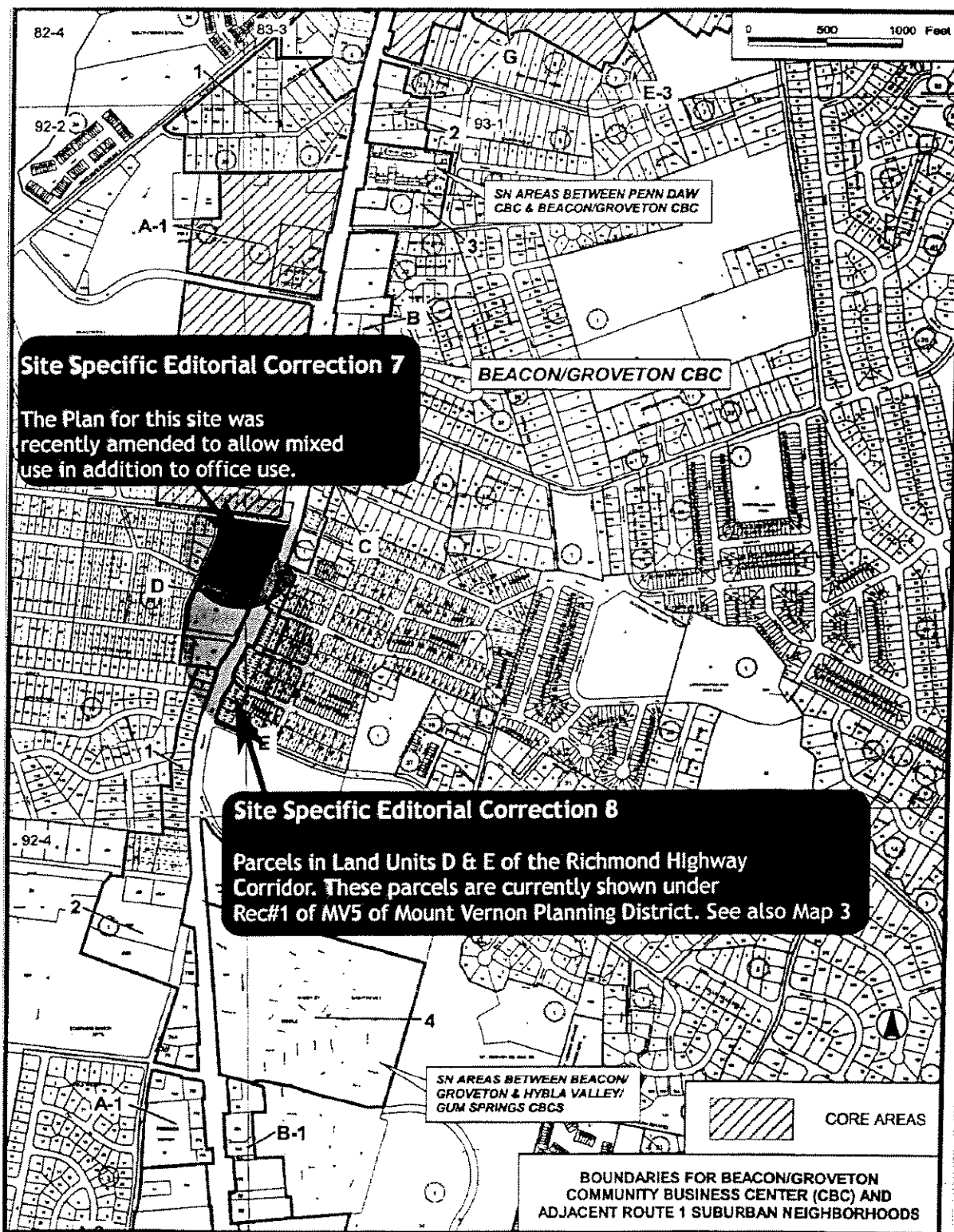
Nomination to update Plan to acknowledge the new South County Center CBC



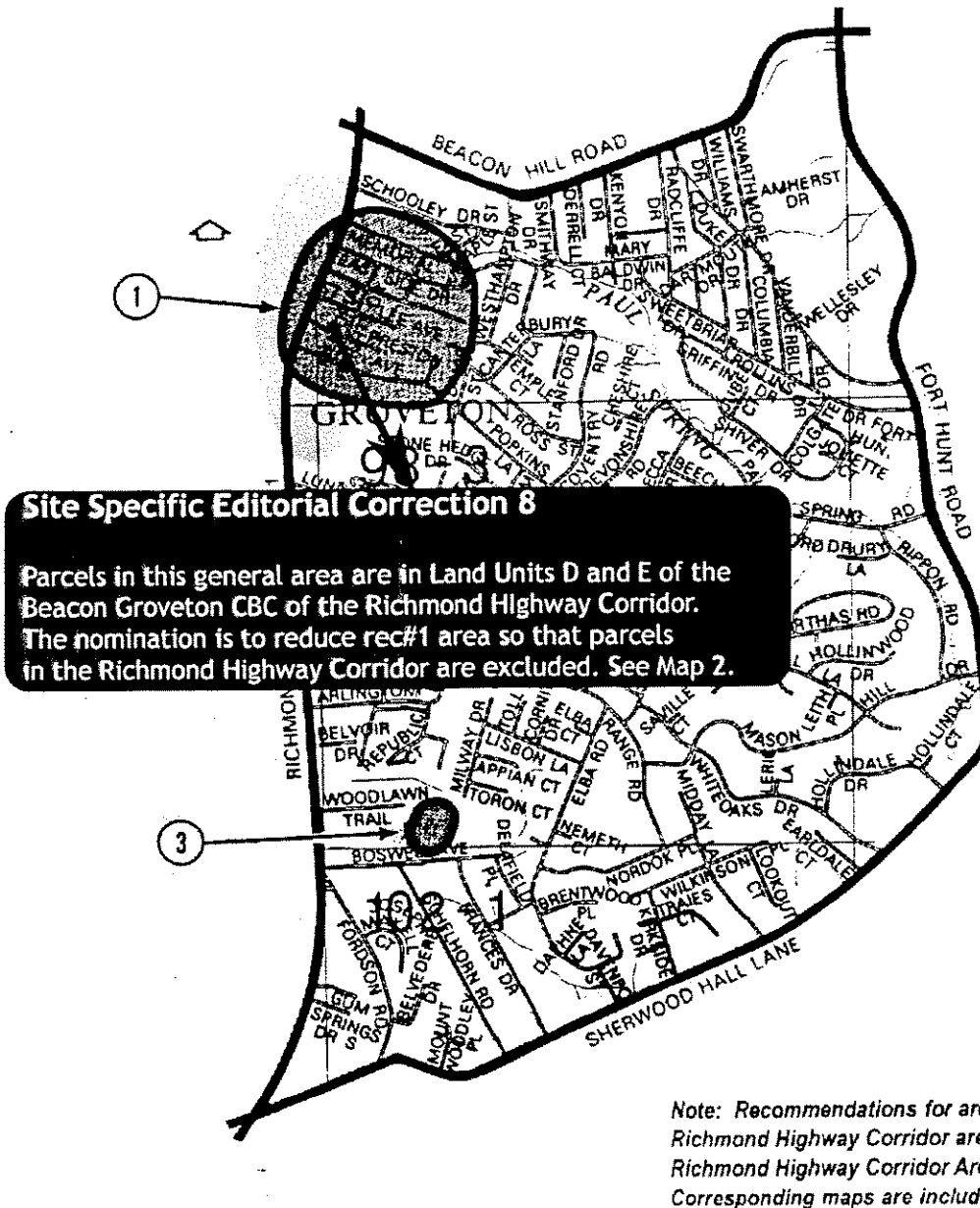
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MAP 2



MAP 3



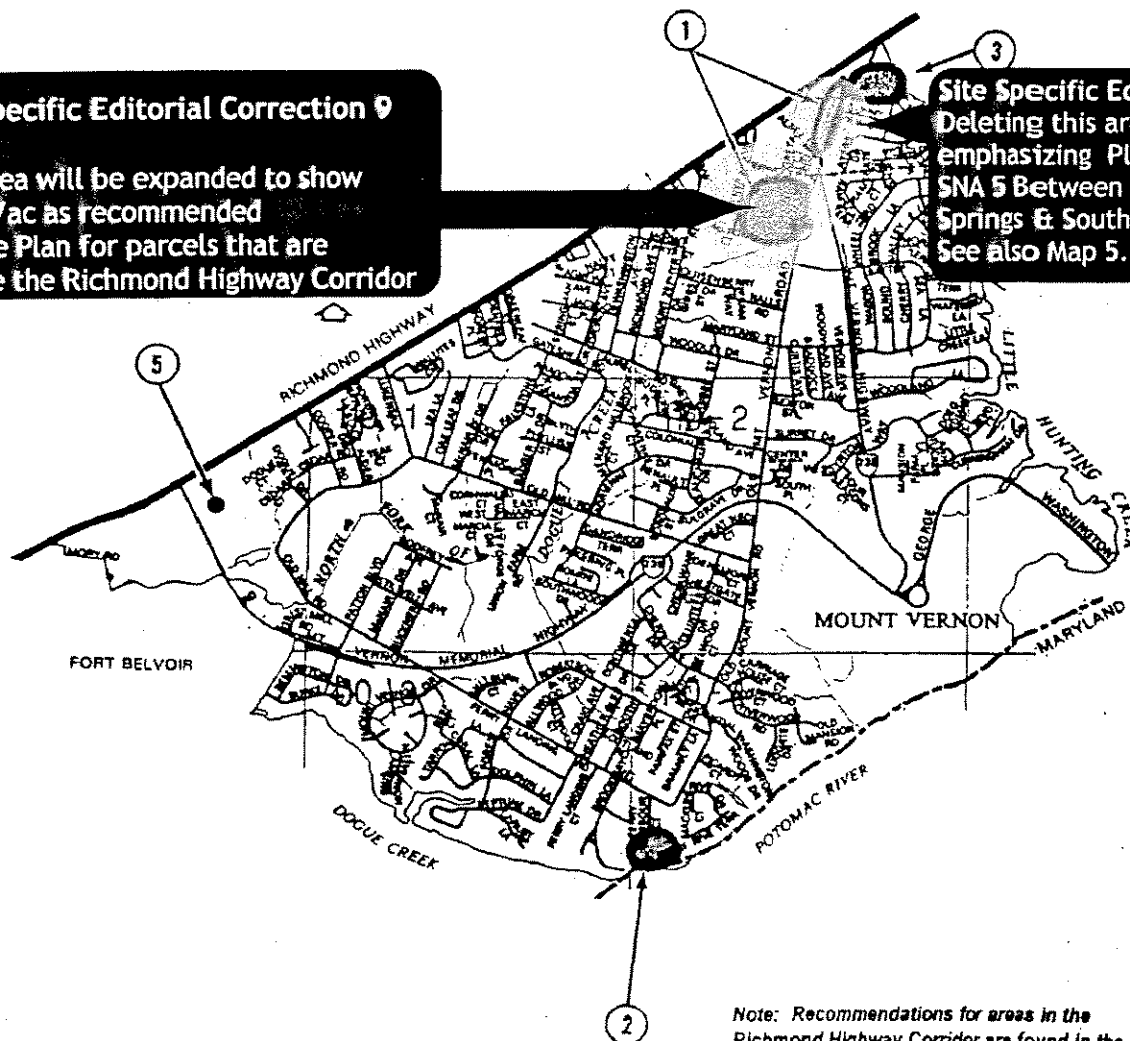
MAP 4

Site Specific Editorial Correction 9

This area will be expanded to show
 2-3 du/ac as recommended
 by base Plan for parcels that are
 outside the Richmond Highway Corridor

Site Specific Editorial Correction 9

Deleting this area from rec#1 &
 emphasizing Plan for this area in
 SNA 5 Between Hybla Valley/Gum
 Springs & South County Center CBCs
 See also Map 5.



Note: Recommendations for areas in the
 Richmond Highway Corridor are found in the
 Richmond Highway Corridor Area Plan.
 Corresponding maps are included in that plan.

MAP 5

Site Specific Editorial Correction 10

Text reflecting 2-3 du/ac will be added to emphasize the recommended density for this part of SNA5 between Hybla Valley/Gum Springs and South County CBC. See also Map 4.

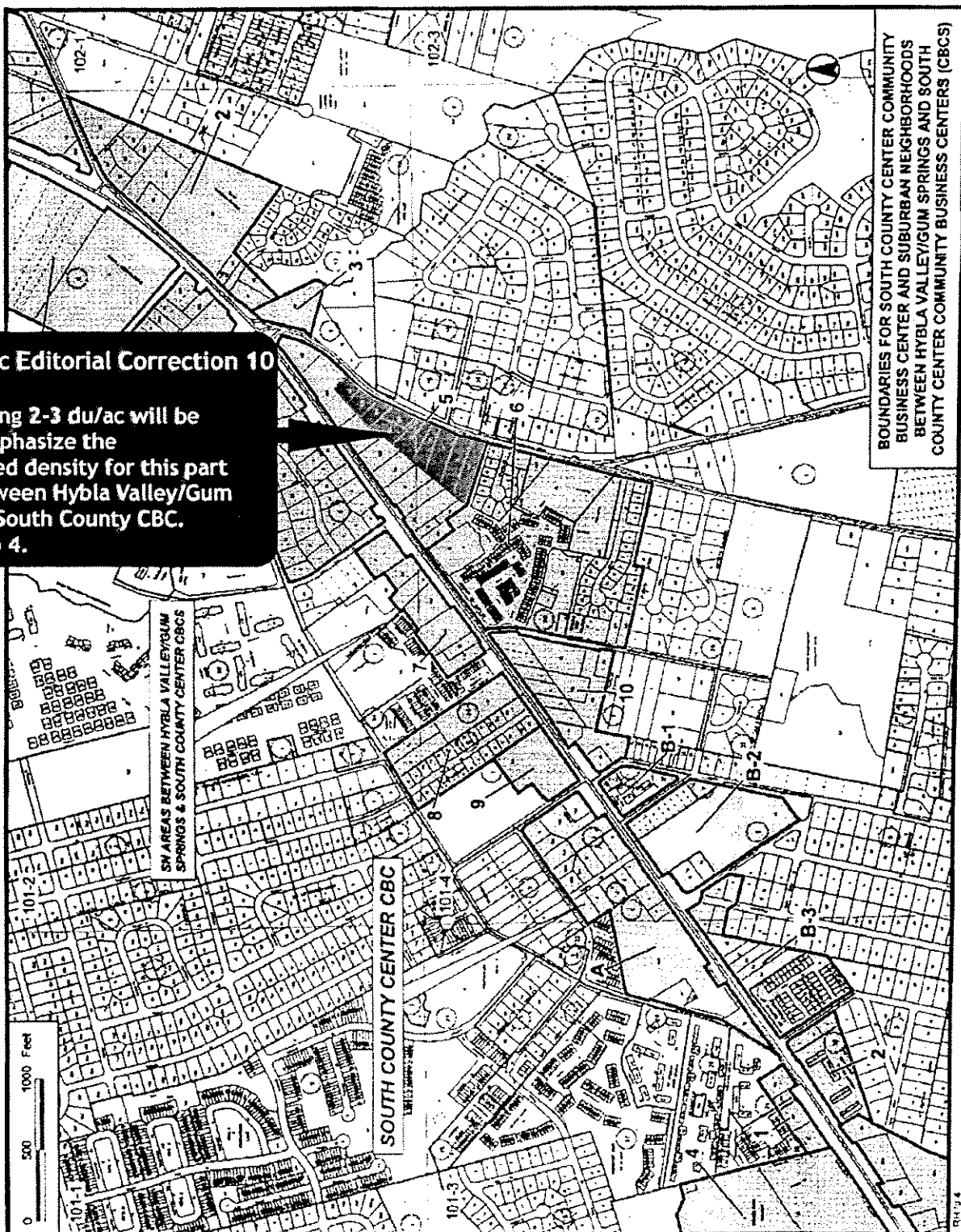


FIGURE 10